



Montgomery County, Virginia Planned Industrial (PIN)

PIN District: Planned Industrial (PIN) district is established to provide for economic development and job opportunities by accommodating certain light industrial and business uses and related uses with limited environmental and visual impact that wish to locate in an area of like uses, all to be developed and operated according to standards that will ensure maintenance of a park-like atmosphere. Activities in PIN districts shall have limited traffic and other impacts on uses in other districts through proper location on major streets, adherence to ordinance performance standards and provision of open space and physical buffers as prescribed.

Lands qualifying for inclusion in the PIN district shall be mapped as urban expansion or village expansion in the comprehensive plan which are served by or planned for connections to public water and sewer. The minimum area required to create a district shall be five (5) acres of total contiguous land.

What can I do by right in an PIN district?

There are uses that are designated as "by right" which means you do not have to apply for a special use permit. The uses do, however, have to comply with all approved plans and permits, development standards, and performance standards included in the Montgomery County Zoning Ordinance and with all other applicable regulations. The "by right" uses include:

- Animal hospital.
- Assembly of electrical appliances, electronic instruments and devices, radios and phonographs, including the manufacture of small parts.
- Business or trade school.
- Cabinets, furniture and upholstery shop.
- Cemetery, mausoleum or memorial park.
- Civic club.
- Conference or training center.
- Crematorium.
- Day care center.
- Equipment sales and service.
- Financial services.
- Fire, police, rescue facility.
- Flex-industrial uses.
- Homeless shelter.
- Hotel, motel.
- Laboratory.
- Laundry, dry cleaning plant.
- Manufacture of musical instruments, toys, novelties, rubber and metal stamps.
- Manufacture: pottery, figurines or other ceramic products, using only prev. pulverized clay and kilns fired only by electricity or gas.
- Manufacturing, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, perfumed toilet soap, toiletries, food and tobacco products.
- Mini warehouse.
- Monument stone works.
- Office, administrative, business, or professional.
- Park and ride lot.
- Pet, household.
- Post office.
- Printing services.
- Public utility lines, other.
- Public utility lines, water or sewer.
- Public utility substation.
- Research, experimental, testing or development activity.
- Retail sales and service incidental to any other permitted use.
- Storage warehouse.
- Telecommunications tower, attached.
- Veterinary services.
- Wholesale business.

What uses require a Special Use Permit?

Some uses are allowed in the PIN district with the permission of the Board of Supervisors through the Special Use Permit process (applications available from the Planning Dept.). These include:

- Airport.
- Farm machinery sales and service.
- Feed and seed store and mill.
- Kennel, indoor.
- Motor vehicle rentals.
- Public utility plant, other.
- Public utility plant, water and sewer.
- Recreation, commercial.
- Recycling facility.
- Shooting range, indoor.
- Telecommunications tower, freestanding.
- Use listed in above "by right" list if a manufacturing process is to take place outside.
- Uses similar to above.

Building & Lot Requirements

Each zoning district has different lot and building requirements; which are meant to insure the compatibility of new development with the existing development in the surrounding area.

Minimum Lot Area

One (1) acre except for public utility or public water or sewer installations which shall be in accordance with the Montgomery County Subdivision Ordinance.

Lot Access

Lots shall be accessed by a road in the VDOT system or from a hard surfaced road designed by a professional engineer to accommodate projected volumes, loads and vehicle types and approved by the zoning administrator and the fire marshal. Lot access shall avoid impact on residential subdivisions from primary access and through traffic.

Maximum Building Coverage

Fifty (50) percent.

Total Impervious Surface

Seventy-five (75) percent of the gross site area.

Minimum Width

One hundred (100) feet. Width requirements for public utility or public water or sewer installation shall be in accordance with the Montgomery County Subdivision Ordinance.

Minimum Yards

Front: Fifty (50) feet when opposing street frontage is residential district; thirty five (35) feet otherwise.

Side: Thirty five (35) feet when adjacent lot is residential district; ten (10) feet otherwise.

Rear: Thirty five (35) feet when adjacent lot is residential district; ten (10) feet otherwise.

Maximum Building Height

Fifty (50) feet.

Use Limitations

Notwithstanding other buffer, landscaping and screening requirements of this chapter, outside storage areas for materials, equipment or trash must be screened from adjacent streets or from adjacent land not zoned for industrial use. The purpose of such screening shall be to substantially reduce, but not necessarily eliminate, public views of outside storage areas. Acceptable screening shall be approved by the zoning administrator.

Off-street parking must be in accordance with section 10-44 of the Montgomery County Code.

All manufacturing operations must take place within a completely enclosed building, unless permission for outside operations is specifically granted by the board of supervisors in a special use permit.

**For additional information contact:
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<http://www.montgomerycountyva.gov/content/1146/98/167/default.aspx>

This sheet is intended to only be a guide for development regulations in this zoning district. Please see Chapter 10 of the Montgomery County Code for the specific regulations. The full texts of the zoning and subdivision ordinances are available at <http://www.montgomerycountyva.gov/content/1146/98/167/default.aspx> or at www.municode.com.